

NOTE
FOR SECTION SUBDI-
VISION INFORMATION
SEE THE PLAT OF SEA
VIEW, DIVISION NO. 2,
VOL. 10 OF PLATS,
PAGE 64.

LEGAL DESCRIPTION

The plat of Sea View, Division No. 7, embraces the follow-
ing described tract of land in Section 7, T. 32 N., R. 1 E., M. 1:
Said Section 7, thence South 0° 35' 28" East 400.00 feet along
the east line of said Section 7; thence South 89° 12' 42" East
1638.51 feet to a point on the centerline of the county road
known as the West Beach Road; thence northeasterly along said
centerline 221.70 feet along a curve to the left with a radius
of 1800.00 feet with an initial course of North 28° 13' 35" East,
through an arc of 7° 03' 25"; thence continue along said arc of the
line North 21° 10' 07" East 215.64 feet to the south 121° 42" East
1403.93 feet along said south line to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we, the undersigned,
hereby declare this plat and dedicate to the use of the public
forever all streets shown on the plat and the use thereof for
public highways. Also the right to make all necessary slopes
for cuts and fills upon the lots and tracts shown on this plat
in the original grading of the streets shown thereon. Also the
right to drain the streets over and across any lot or tract
where water might take a natural course after the streets are
graded.

All claims for damages against Island County which may be
occasioned to the adjacent land within the plat by the es-
tablished construction, drainage and maintenance of said streets
are hereby waived.

Use Easements A, B, C, D, E & F for the con-
struction and maintenance of utilities and drainage facilities
is reserved by the undersigned and their assigns.

Tract B is reserved by the undersigned for future road
purposes.

An easement is hereby reserved for, and granted to, PUGET
SOUND POWER and LIGHT COMPANY and GENERAL TELEPHONE COMPANY OF
THE NORTHWEST, INC., and their respective successors and assigns,
under and upon the exterior seven (7) feet parallel and adjacent
to the street frontage of all lots in which to install, lay,
construct, renew, operate and maintain underground conduits, cable,
and wires with necessary facilities and other property with
electric and telephone service, together with the right to enter
upon the lots at all times for the purpose of installing and main-
tenance thereof is hereby granted to the owners of Lots No. 88 and 90

The right to use the easement is hereby granted to the owners of Lots No. 88 and 90

Charles E. Morgan
Robert E. Morgan
Kevin E. Morgan

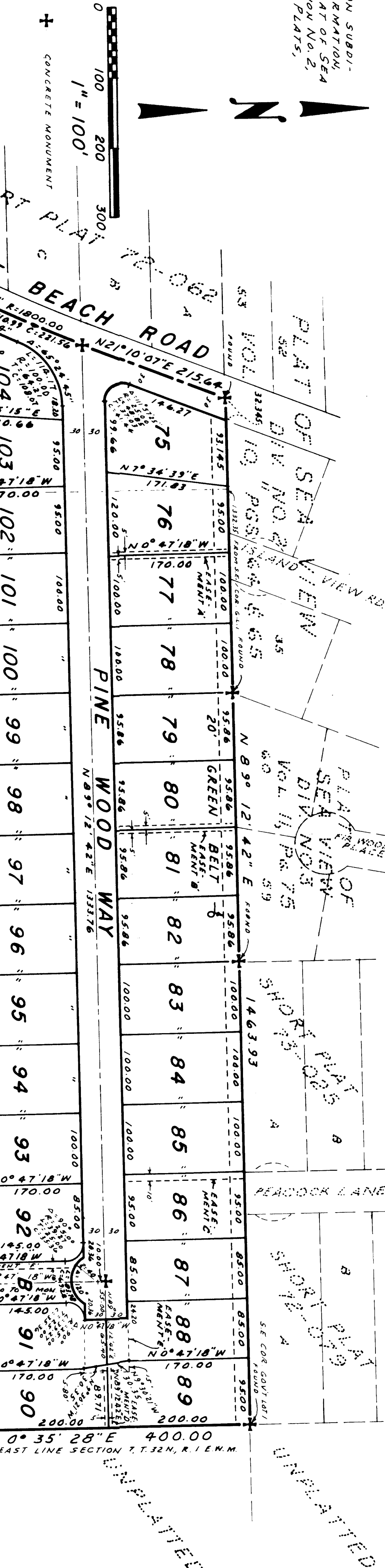
ACKNOWLEDGMENT

State of Washington
County of Island
ss.

This is to certify that on this 3 day of June,
A.D., 1976, before me, the undersigned, a notary public, in and
for the State of Washington, duly commissioned and sworn, perso-
nally appeared Howard F. Gerner and Elizabeth A. Gerner, his
wife, Hubert L. Morgan and Beatrice E. Morgan, his wife, and
Francis J. Trefere and Jessie Trefere, his wife, to me known to
be the individuals described in and who executed the foregoing
instrument, and acknowledged to me that they signed and sealed
the same as their free and voluntary act and deed, for the uses
and purposes mentioned therein.

Robert E. Morgan
Notary Public in and for
the State of Washington

residing at Oak Harbor



RESTRICTIONS

All lots or tracts of land embraced by this plat are subject
to the following restrictions:
1. That no portion of a lot or tract of this plat
shall be divided and sold, resold, or ownership changed or trans-
ferred whereby the ownership of any portion of this plat shall be
less than 80 feet in width at its narrowest part on a normal
rectangular lot nor less than 12000 square feet in area.
2. No permanent structure or building shall be constructed on
any lot, parcel or tract of this plat closer than 30 feet to the
margin of any street or road.
3. Construction on any lot shall require a building permit and
sewer disposal permit prior to commencement of work.
4. Direct vehicular access to the West Beach Road from lots
75 and 104 is prohibited.
5. Blocking, diverting, or restricting any natural or construct-
ed drainage course following original or reasonable grading of the
roads and drainage constructed on this plat shall have their
exterior, including outside painting, finished within one year
after commencement of construction on the property and shall be
completed in conformance with the Island County Building Code
and Health Department Regulations.
6. Travel trailers and mobile homes are prohibited as residences
on all lots. Used or pre-built homes shall not be placed on any
lot.

All lots except Tract B are residential lots and are restrict-
ed to a single or duplex family residence with garage and other
appurtenant buildings architecturally in harmony with the lot and
incident and necessary to residential use of the premises.
This provision shall not be construed as limiting or restricting
the combining and re-subdivision of adjoining lots.
7. The minimum habitable area of any lot shall be 12000 square feet.
8. Porches and patios shall be not less than 100 square feet for
single level dwellings and 700 square feet for multiple level
dwellings.

The north 20 feet of lots 75 thru 89 and the south 20 feet
of lots 90 thru 104, marked "20' GREENBELT" on the plat, shall be
maintained or left in its natural state to provide a sight and
noise barrier between this plat and the adjoining properties.
Removal of trees and other vegetation is limited to the removal
of snags, dead trees, limbs, nuisance growth such as thistles,
nettles, undesirable weeds and other items that present a hazard
to human health and well being. Trees, shrubs and other plants
may be planted and nurtured but extensive clearing is prohibited.
This restriction shall not be construed as prohibiting the con-
struction and maintenance of fences.

No dogs, cats, cattle, horses, sheep, goats, similar livestock or
poultry shall be permitted or maintained on said property at any
time. Household pets such as cats and dogs not exceeding 2 in
number (except litters for a period of 90 days) shall be permitted
but must be kept on the premises of the owner. Not more than one
accessory building on any one building site shall be permitted
for use in the housing of such pets. Any such building shall be
located not less than 30 feet from any place of human habitation
other than the owners.

No signs of any kind shall be displayed to the public view
on any lot except each lot may have one professional sign of not
more than one square foot and/or one sign not more than 5 square
feet advertising the professional development operations, oil refining,
quarrying or mining operations of any kind shall be permitted
upon or in any lot nor shall oil wells, tanks, tunnels, mineral
shafts or excavations be permitted in or upon any lot. No derrick
or other structure designed for use in boring for oil or gas shall
be erected, maintained or permitted upon any lot.

No lot shall be used or maintained as a dumping ground for
rubbish, trash, garbage or other waste. Such items shall not be
kept except in sanitary containers. All incinerators or other
equipment for the storage or disposal of such material shall be
kept in a clean and sanitary condition.

by *Deputy*
Deputy



SHEET 1 OF 1
SEA VIEW
DIVISION NO. 7
VOL. 10, Page 34

SURVEYOR'S CERTIFICATE

I, H.L. Morgan, hereby certify that the plat of Sea View,
Division No. 7, is based upon a true and correct survey, that the
distances and courses shown thereon are correct, that none
of the lots are less than 80 feet in width at its narrowest part
and that the provisions of statute and ordinance have been
observed.

H.L. Morgan
Registered Civil Engineer
& Land Surveyor

TREASURER'S CERTIFICATE

I, the Treasurer of Island County, Washington, hereby
certify that all taxes on the property embraced by this plat
are fully paid to and including the year 1977.

Patricia C. Pfeiffer
County Treasurer

CERTIFICATE OF TITLE

Recorded June 21, 1976, under File No. 338712,
Volume 339, Page 34, Records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of H. L. Morgan on June 21,
1976, at 5:00 minutes past 1 P.M., and recorded in volume
12 of Plats, page 34, Records of Island County, Washington,
under Auditor's File Number 338712.

by *County Auditor*
County Auditor



SHEET 1 OF 1
SEA VIEW
DIVISION NO. 7
VOL. 10, Page 34

Examined and approved in accordance with R.C.W. 58.17.160(1)
21st day of June, 1976.
H.L. Morgan
County Engineer

Approved by the Board of County Commissioners this 21st day
of June, 1976.

H.L. Morgan
County Planning Director
H.L. Morgan
County Auditor
Patricia C. Pfeiffer
County Treasurer

H.L. MORGAN
Civil Engineer & Land Surveyor
OAK HARBOR, WASH.

PLAT
OF

SEA VIEW

DIVISION NO. 7

IN SECTION 7, T. 32 N., R. 1 E., W. M.
Whidbey Island, Washington